



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Adopt Resolution Authorizing City Manager to a Execute Professional Services Agreement with Wenell Mattheis Bowe for Design Services of the Municipal Service Center (MSC) Transit Vehicle Maintenance Facility (Not to Exceed \$75,000)

MEETING DATE: November 1, 2006

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt a resolution authorizing the City Manager to execute a professional services agreement with Wenell Mattheis Bowe (WMB) for design services of the Municipal Service Center (MSC) Transit Vehicle Maintenance Facility, not to exceed \$75,000.

BACKGROUND INFORMATION: The City maintenance shop facility was constructed in 1972. The shop has undergone numerous low-budget fixes to maintain its functionality, however, there are significant deficiencies in the mechanical and electrical systems, work space, storage and parking for vehicles, as well as new requirements for alternative fuels. Currently, large pieces of equipment, including all the large transit vehicles, cannot be serviced within the shop and are instead maintained outside in the yard utilizing portable lifts.

This project will provide approximately 10,000 square feet of maintenance facility space, including work bays for vehicles and buses up to 45 feet long, a welding shop, parts room, storage, offices, and associated staff support spaces. The project was originally included in the FY 05/06 budget with funding for design and construction split among transit, water and wastewater. Since adoption of the budget, staff has applied for and received an apportionment of San Joaquin County's Public Transit Account (PTA) funds from the State Transportation Improvement Program. This project has been programmed for \$1,850,000 in FY 07/08 and will have to be constructed in that year or risk loss of funds. The remainder of the construction funding will be from impact fees and Transportation Development Act transit capital funds. Staff is requesting Council to authorize the design contract to ensure that the PTA funding can be utilized within the specified time frame.

The design services included are for space planning, technical specifications and schematic design drawings to complete a set of "Bridging Documents." Bridging Documents are a set of drawings and specifications that establish minimum and desired design criteria for the facility. The documents, along with City standard documents, would then serve as plans and specifications for a public bid. The lowest responsible bidder consisting of a contractor/design team would then complete the design, obtain a building permit, and construct the facility.

APPROVED: 
Blair King, City Manager

Staff received three (3) proposals for the above noted work:

Derivi Construction & Architecture of Stockton (DCA)
T. Mitchell Engineers and Associates of Oakland (Mitchell)
Wenell Mattheis Bowe of Stockton (WMB)

In accordance with City purchasing ordinance section 3.20.075 Professional/Technical Services Contracts, "Such contracts shall be awarded on the basis of professional qualifications and experience, quality of service, past performance and negotiated prices". The following staff members reviewed the proposals: Richard Prima, Public Works Director; Gary Wiman, Construction Project Manager; Dennis Callahan, Fleet and Facilities Manager; and Tiffani Fink, Transportation Manager. The initial proposals from two of the firms (WMB and DCA) were very close, within \$4,600 (WMB's price was lower). The proposal from Mitchell was \$15,800 less but did not include the specialized services staff feels is appropriate for this project. Staff is recommending awarding the agreement to WMB based on our evaluation criteria which included demonstrated ability to perform the services in a timely manner, past performance on City projects and the negotiated price for the services. In addition, WMB has performed work on the MSC Master Plan which included preliminary work on the vehicle maintenance facility. WMB will be subcontracting with Maintenance Design Group (MDG) for the vehicle service bay portion of the work. MDG specializes in designing maintenance shops and has been highly recommended by other municipalities.

FISCAL IMPACT:

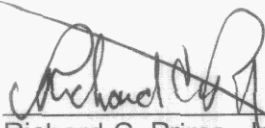
Failure to award the contract could result in the loss of the \$1.85 million PTA funding for construction of the facility. The design services costs include the architects' and their sub-consultants' fees and allowances for printing and other reimbursable costs.

FUNDING AVAILABLE:

Transit Fund	1250	\$75,000
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Ruby Palste, Financial Services Manager



Richard C. Prima, Jr.
Public Works Director

Prepared by Tiffani M. Fink, Transportation Manager

RCP/TF/pmf

cc: Purchasing Officer
Fleet and Facilities Manager
Transportation Manager
Construction Project Manager

RESOLUTION NO. 2006-194

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING
THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES
AGREEMENT WITH WENELL MATTHEIS AND BOWE FOR THE
MUNICIPAL SERVICE CENTER TRANSIT VEHICLE
MAINTENANCE FACILITY

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WHEREAS, pursuant to Lodi Municipal Code Section 3.20.075, professional/technical services contracts can be awarded on the basis of professional qualifications and experience, quality of service, past performance, and negotiated prices; and

WHEREAS, staff recommends awarding the agreement to Wenell Mattheis and Bowe due to its work on the Municipal Service Center (MSC) Master Plan, which included preliminary work on the maintenance shop, its past performance on City projects, and the negotiated price for services.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute a professional services agreement with Wenell Mattheis and Bowe for the MSC transit vehicle maintenance facility in an amount not to exceed \$75,000.

Dated: November 1, 2006

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I hereby certify that Resolution No. 2006-194 was passed and adopted by the Lodi City Council in a regular meeting held November 1, 2006, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Johnson, Mounce, and Mayor Hitchcock

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


RANDI JOHL
City Clerk